



**28 Clifton Street, Carlisle, CA2 5NG**

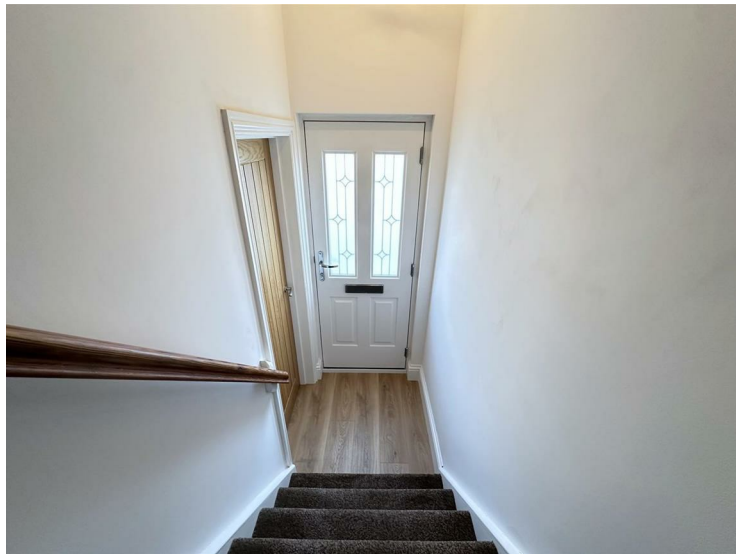
**Offers in the region of  
£119,950**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom mid terrace house situated in a popular residential area to the South West of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the City Centre and the Western City Bypass. The accommodation briefly comprises of an entrance hallway, lounge and a modern breakfast kitchen with a range of integrated appliances. To the first floor there are two double bedrooms and a good sized bathroom. The property also benefits from double glazing, central heating and a rear enclosed yard with an out building for storage. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a buy to let investor. The property is offered to the market with no onward chain.

### Directions

Proceed down Denton Street and turn right onto Nelson Street. Turn left onto Clifton Street. The property is situated on the right hand side and can be identified by our "For Sale" sign.

### Entrance Hallway



Approached by a door to front, incorporating laminate floor and stairs to the first floor.

### Lounge 13'4" x 13'5" max x 11'9" min (4.079m x 4.090m max x 3.590m min)



Incorporating a double glazed window to front and a feature fireplace with surround, inset and hearth.



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

**Breakfast Kitchen 13'7" x 9'2" (4.149m x 2.805m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated microwave, plumbing for a washing machine, vent for a tumble drier and integrated dishwasher. Sink unit with mixer tap, double glazed window to rear, door to rear, radiator, laminate floor and under stairs storage cupboard.



**First Floor Landing**



Incorporating loft access.



**Bedroom One 15'10" max x 12'2" min x 10'1" (4.846m max x 3.717m min x 3.091m)**



A double bedroom incorporating two double glazed windows to front and a radiator.



**Bedroom Two 12'7" x 8'8" max x 7'4" min (3.844m x 2.642m max x 2.258m min)**



A double bedroom incorporating a double glazed window to rear and a radiator.



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**Bathroom 9'2" x 7'11" (2.799m x 2.414m)**



Incorporating a modern three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, laminate floor, inset ceiling lights and tiled splash areas.



## Outside



To the rear of the property there is an enclosed yard with an out building, outside tap and gated access to the rear.



## Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

## EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2524-1470-2225-2811>

## Council Tax

The property is in Council Tax Band A.

## Tenure

The property is Freehold.

## Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

## Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that

decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

**Misrepresentation Act 1967**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

**Mailing List**

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

**Free, No Obligation Valuation**

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.

